

existing bedroom window ro to be repositioned

New roof in Marley Modern tiles to match existing single storey extension roof

Velux Windows:
2no Velux GGL SK06 2060 roof windows
1140 x 1180mm with EDW flashing kits
and BDX 2000 insulation collar
Double up rafters at sides of windows

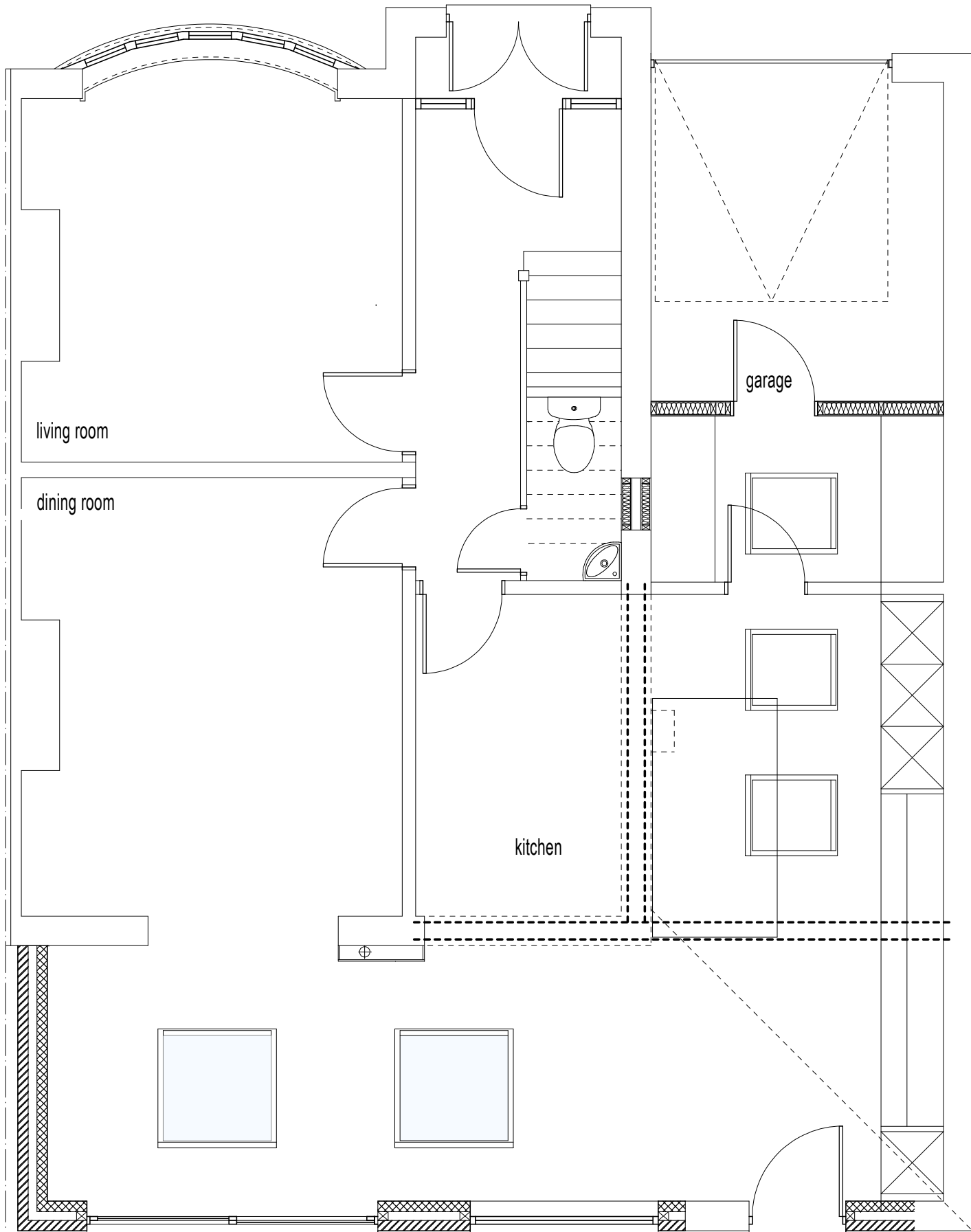
Aluminium 3 panel sliding doors

External Walls:
100mm outer leaf to match existing
100mm fully insulated cavity using Dritherm Plus
Cavity Batts - 100mm thermalite block inner leaf dry
lined in 12mm plasterboard and skim on Drywall dabs.
Stainless steel wall ties @ 5 per square meter and
doubled up at all window and door reveals.
Cavities to be closed at all reveals and at eaves - using
Thermabate insulated cavity closers.
NB all masonry below ground level to be in concrete
common brick.
DPC to be fixed at min 150mm above ground level
NB All cavities below ground level to be filled with
lean mix concrete to 225mm below DPC level

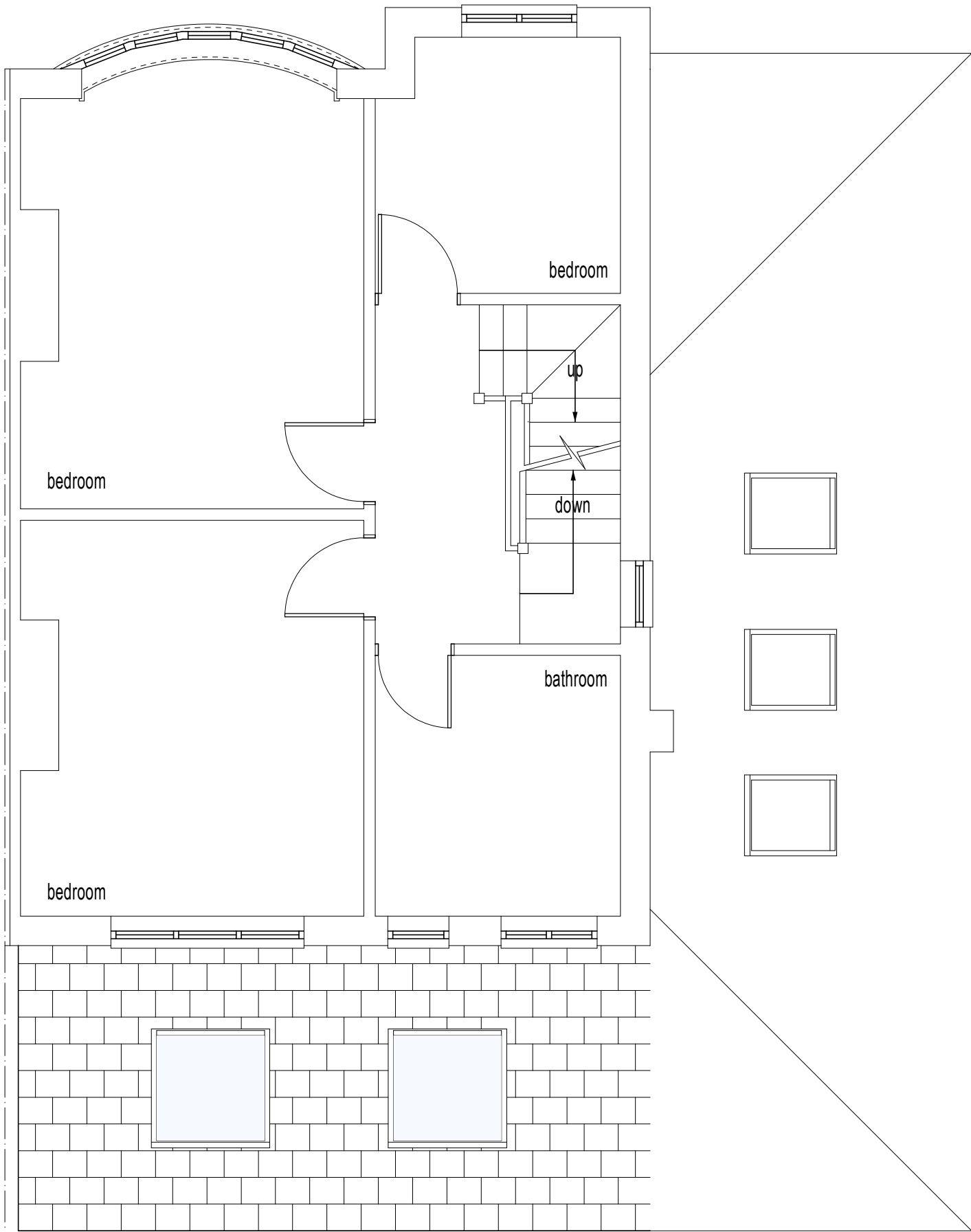
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

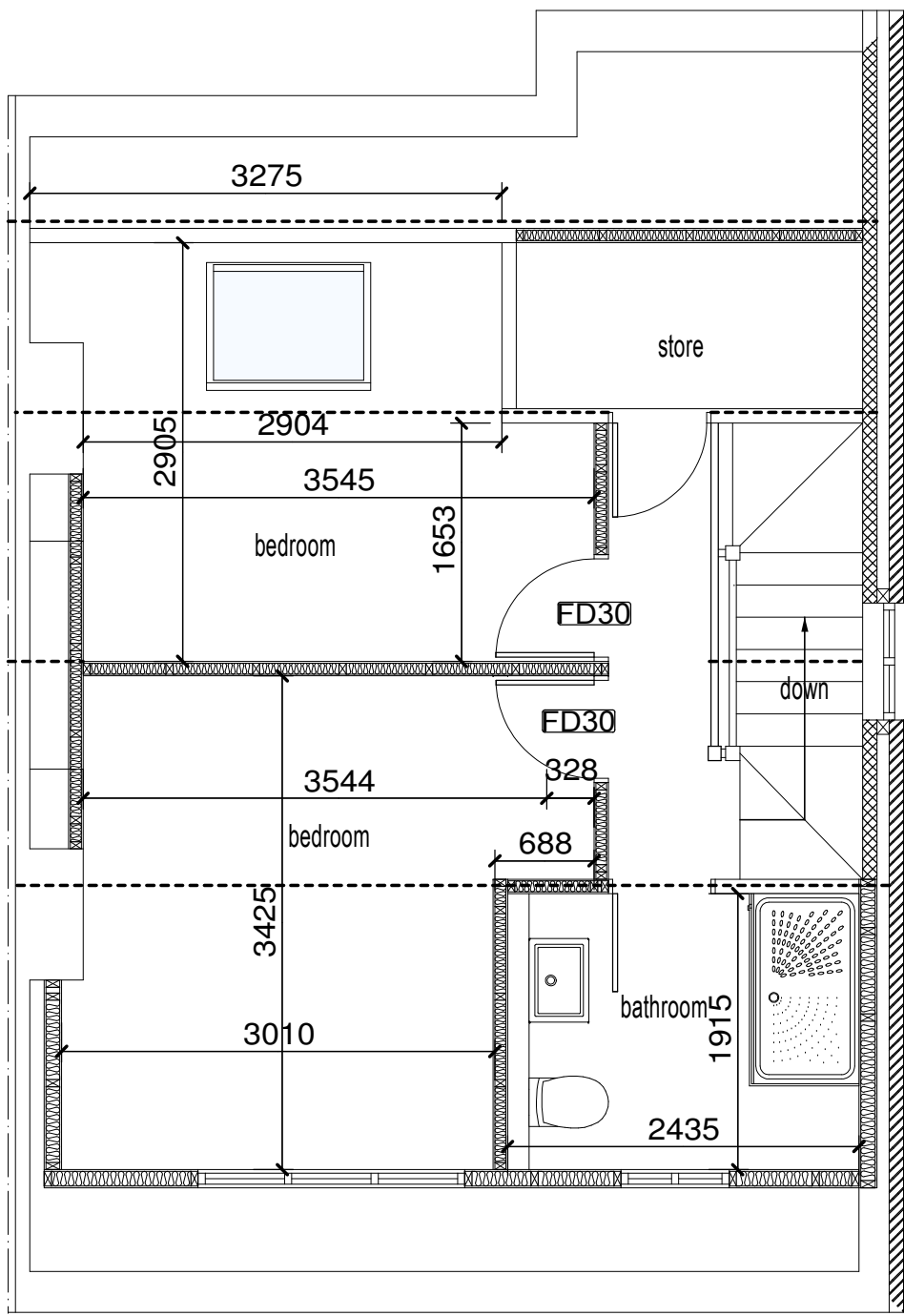
PROPOSED SIDE ELEVATION VIEWED FROM 64 BROOKLAWN DRIVE



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT ROOM PLAN

Gable Walls:
102mm facing brick outer leaf to match existing
fully insulated cavity using Dritherm 32
Cavity Batts - 100mm thermalite block inner leaf - all built
offexisting cavity walls at first floor dry lined in 12.5mm
plasterboard and skim on Drywall dabs.
Stainless steel double triangle wall ties @ 750mm
centres horizontally and 450mm vertically - staggered.
Doubled up at all window and door reveals.
Cavities to be closed at all reveals and at eaves - using
Thermabate insulated cavity closers.

Proposed	Ridge
Roof Tiles	Mortar
Brickwork	Gutters
SVP	
Rwp	
Rafters - 100 x 50mm @ 400c/c	
Ceiling Joists - 100 x 50mm @ 400c/c	
Flat Roof Joists - 150 x 50mm @ 400 c/c	
Hipped Rafters - 100 x 50mm @ 400c/c	
Purlins - 100 x 50mm @ 400c/c	
Hangers and Brinders - 100 x 50mm	
Ridge Sols - 150 x 50mm	
Ground Floor Joists - 100 x 50mm @ 400c/c	
First Floor Joists - 100 x 50mm @ 400c/c	
Internal Studs - 100 x 50mm @ 400c/c	
Fascies & Soffits -	
	Existing Switch
	Proposed New Switch
	Existing Pull Cord Switch
	Proposed Pull Cord Switch
	Existing Fluorescent
	Existing Single/Double Power Point
	Proposed Single/Double Power Point
	Existing Ceiling Light/Pendant/Flex
	Proposed Ceiling Light/Pendant/Flex
	Mini Downlight - Flush
	Shower Downlight - Flush
	Proposed New Hard Wired Smoke Detector
	Existing Door
	Proposed Door
	Existing Cooker Power Point
	Proposed Cooker Power Point
	Proposed Under Cupboard Tri-Lite
	Downlight a High Level Power Point
	Downlight a Low Level Power Point
	Existing Extractor in Ceiling
	Proposed Extractor in Ceiling
	Existing Extractor Through Wall
	Proposed Extractor Through Wall
	New TV Point
	New Tap Position
	New Shower Position
	New Stop Tap Position
	New Cold Water Tap Position
	Existing Radiator
	New Radiator
	New Straight Towel Radiator
	New Curved Towel Radiator

Radiator Pipe Diameter - 15mm

Skirting - 175mm Torus Architrave - 70mm Sanitary

SKIP LOCATION -
MATERIALS -
PORTALOO -
DRIVE
DRIVER/REAR PATIO
DRIVE

During the construction process of carrying out loft conversions and alteration works to existing properties there is slight risk that cracks may appear in existing ceilings. Additionally, "bat rots" which is the detachment of plaster from the existing wall heads can also be experienced. Adamson Construction Ltd will take all reasonable precautions to prevent such occurrences and will carry out reasonable repairs to such cracks. However, the company cannot be held responsible for defects in the ceilings, such as existing ceilings which are out of level or are already cracked.

Adamson Construction Ltd suggest that the Customer arranges for the removal of all carpets adjacent to the proposed works by the duration of the contract. (Which we will undertake reasonable protection measures we can not be held responsible for any removal or cleaning of carpets left in situ.)

The company does not undertake external paving, landscaping or steps.

The company will not be liable for any decoration works to new or existing ceilings, walls & woodwork.

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Adamson Construction reserve the right to modify and make necessary alterations dependent on site conditions.

Plotted on 05/02/2018

Current Confirmation of Order Date

THIS DRAWING HAS BEEN EXAMINED AND APPROVED AND I WE ARE AWARE THAT ANY CHANGES WILL BE CHARGEABLE.
APPROVED BY DATE
CUSTOMER

E		
D		
C		
B		
A		
DRAWN	BB	SCALE 1:50 DATE Feb 20

CUSTOMER
Mr A Bradley and Ms J Reilly

PROJECT
Single Storey Extension and Extension to Loft Room

LOCATION
66 Brooklawn Drive, Didsbury, M20 3GZ